



**City of College Park  
Department of Planning, Community & Economic Development  
Staff Report**

**Reviewer:** Miriam Bader

**Date:** June 25, 2021

**A. APPLICATION INFORMATION**

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**Application Number:** CPD-2021-01

**Hearing Date:** July 1, 2021

**Applicant:** David DuGoff, owner of College Park Car Wash

**Premise Address:** 8616 Baltimore Avenue

**Location:** The property is located on the west side of Baltimore Avenue (US Route 1) between Berwyn Road and Tecumseh Street.

**Request:** A departure from Sign Design Standards under the US 1 Corridor Sector Plan Development District Standards

**Requirement:** The Central US 1 Corridor-Approved Sector Plan states "free standing signs shall not be permitted."

**Purpose:** To replace and relocate a freestanding sign that must be removed due to State Highway Administration right-of-way acquisition.

**B. PROPERTY INFORMATION**

**Area:** 1.51 acres

**Legal Description:** Tax Map 33, Grid D-1 Parcel 3

**Zoning:** M-U-I, DDOZ

**Property Characteristics:**

1. The property is approximately 253.80 feet wide by 278.54-feet deep.

2. The car wash bays are set back 94 feet from the US Route 1 right-of-way.

**Sign Information:**

1. In the Zoning Ordinance sign code (which applies for properties outside the Sector Plan or other overlay zone), freestanding signs are permitted in Commercial Zones when the main building is located at least forty (40) feet behind the front street line. The subject building complies with this requirement since it is setback 94-feet from the front street line. In addition, the proposed sign complies with the Zoning Ordinance maximum height (25-feet-Sec. 27-614. (b) (1)) and square footage regulations (63.25 maximum square footage-Sec. 27-614. (c) (3) (B)).
2. According to the Applicant, the existing sign is 21-feet tall. The sign is 6-feet wide and 11.5-feet high or 69 square feet on each face. The sign is made up of two cabinets. The upper cabinet is about 6-feet by 6-feet and shows the logo of the car wash. The lower panel is about 5-feet by 6-feet and includes a message board with changeable letters.
3. The proposed sign is 17.5-feet tall and 54.4 square feet. The sign cabinet will be about 7.5-feet tall and 7.3-feet wide and will include 2 sections, the upper section will show the logo and name of the tenant and the lower will have an LED electronic display board that will follow the requirement of not changing messages more than every 6 seconds (Sec. 27.592).
4. The face is constructed of opaque aluminum and the letters are routed out. Plexiglass is routed to fit the opening in the face and pushed through. The exposed letters are illuminated from behind by white LEDs. This type of sign construction is permitted in the Sector Plan.

**Neighborhood:  
Characteristics:**

The property is in the College Park US 1 Corridor Sector Plan, Corridor Infill area. Surrounding uses include 7-11 to the south (which has a freestanding sign), The Enclave Apartments to the north, M-NCPPC open space to the west and the Lidl grocery store opposite the subject property on

the eastern side of US Route 1. Freestanding signs are not uncommon in this section of US 1/Baltimore Avenue.

**Other Information:**

The State Highway Administration (SHA) has acquired a 7-foot-wide strip of land as part of their improvements to Baltimore Avenue (US-1) which includes the existing freestanding sign. Since this sign must be removed, the Applicant would like to replace this sign with a smaller and shorter sign at an approved location. Also, since this Departure is necessitated through SHA action, the Applicant is requesting a reduction in the \$2000 application fee to the standard variance fee of \$200 plus the cost of the Public Notice Sign (\$30).

**B. REQUIRED FINDINGS FOR GRANTING A DEPARTURE**

A recommendation that a departure be granted shall be made by the Commission only upon the following findings (City of College Park Code §190-9. Departures from design standards):

***1. The purposes of the applicable provisions of the Prince George's County Zoning Ordinance will be equally well or better served by the applicant's proposal.***

According to Sec. 27-589 of the Zoning Ordinance, the purposes of regulating signs are:

***(a) To promote the health, safety, and welfare of the present and future inhabitants of the Regional District;***

Comment: The sign safely identifies the use. Without a sign near the street, customers may miss the entrance to the driveway and have difficulty returning safely to the site without making U-turns.

***(b) To encourage and protect the appropriate use of land, buildings, and structures;***

Comment: An identification sign for a business is an appropriate use of land.

***(c) To regulate unsightly and detrimental signs which could depreciate the value of property and discourage quality development in the Regional District;***

Comment: Although free-standing signs are not permitted in the DDOZ, some type of free-standing sign has existed at this location since 1967.

The proposed sign is smaller, lower, and an upgrade from the existing sign.

(d) *To regulate signs that are a hazard to safe motor vehicle operation;*

Comment: The proposed sign will not create a hazard to safe motor vehicle operation.

(e) *To eliminate structurally unsafe signs that endanger a building, structure, or the public;*

Comment: The sign is not structurally unsafe but needs to be relocated for Route 1 reconstruction.

(f) *To prevent the proliferation of signs that could detract from the scenic qualities of the landscape or the attractiveness of development; and*

Comment: The Applicant is replacing an existing sign.

(g) *To control the location and size of signs, so as to provide for adequate identification and advertisement in a manner that is compatible with land uses in the Regional District.*

Comment: The proposed sign is adequate to identify and advertise in a manner that is compatible with land uses in this district. Free-standing signs are not uncommon in this section of US-1/Baltimore Avenue where properties have not redeveloped.

**2. *The departure is the minimum necessary, given the specific circumstances of the request.***

Comment

The sign conforms to the Zoning Ordinance in terms of size (54.4-square feet), and height (17.5-feet tall). Freestanding signs are not permitted; however, since the building is set back 94 feet from the road, and the building to the north is built closer to the road blocking the view of the building, a freestanding sign becomes necessary to advertise the business.

**3. *The departure is necessary to alleviate circumstances that are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in the district.***

Comment

The departure is necessary to replace and relocate a freestanding sign that must be removed due to SHA ROW acquisition and construction. Due to the setback of the building, a sign on the building is not readily visible from the street. The Zoning

Ordinance allows freestanding signs when the commercial building is located over 40-feet away from the right-of-way which is the case for the subject property.

***4. The departure will not impair the visual, functional or environmental quality or integrity of the site or that of the surrounding neighborhood.***

Comment

The departure will not impair the visual, functional or environmental quality or integrity of the site or that of the surrounding neighborhood. Larger and taller freestanding signs have existed on the site for over 54 years.

**C. RECOMMENDATION**

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Staff recommends approval of the requested departure to relocate and replace the existing free-standing sign.

**D. EXHIBITS**

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1. Application, applicant's statement of justification, photo of previous sign, photo of new sign, sign plan, site plan, property information, background material
2. Financial Hardship Waiver Request
3. Location Map
4. Zoning and Building Footprint Map
5. Impervious Surface Map
6. Photos



**APPLICATION FORM**

FOR OFFICE USE ONLY – DO NOT WRITE IN THIS SPACE

Application No: \_\_\_\_\_

Case Reviewer: \_\_\_\_\_

☐ Planning Director Review ☐ APC Review ☐ APC Hearing

APC Meeting/Hearing Date: \_\_\_\_\_

**APPLICATION TYPE**

☐ Certification of Nonconforming Use  
☐ Revision of Certified Nonconforming Use  
☐ Minor Change to Special Exception  
☐ Limited Minor Change to Special Exception

☐ Departure from Design and/or Landscaping Standards  
☐ Departure from Parking and/or Loading Spaces  
☒ Departure from Sign Design Standards  
☐ Specific Change to Special Exception Site Plan  
☐ Gas Station ☐ Drive-in or Fast Food  
Other: \_\_\_\_\_

**PROPERTY DESCRIPTION**

Property Address, if applicable: 8616 Baltimore Avenue, College Park, MD 20740		
Geographic Location of Property: West Side WB Pike, Between Greenbelt Rd and Berwyn Rd		
Existing Use of Property: Self-Serve Carwash		Proposed Use: Self-Serve Carwash
Total Area/SF: 1.4559 Acres	City Council District: 4	No. of dwelling units: n/a
Current Zone: MUI	Existing Lots/Blocks/Parcels: District 21, Map 33, Parcel 3	

Please list and provide copies of resolutions of previously approved applications affecting the subject property: SE 4115/DPLS 168, 1994. DSDS 321, 1985. SE 1586, 1967
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Owner's Name, Address, Phone & E-mail DuGoff Properties, LLC 7106 Ridgewood Avenue, Chevy Chase, MD 20815	Owner's Representative, Address, Phone & E-mail (if applicable) David A. DuGoff, Manager 7106 Ridgewood Avenue, Chev Chase, MD 20815 <a href="mailto:Dave.dugoff@gmail.com">Dave.dugoff@gmail.com</a> , 301.529.4530 mobile
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Do you require an interpreter? Yes ☒ No ☐

**Signature**

Signature by all owners of record.

Owner's Signature

Date

Owner's Signature

Date

College Park Car Wash, Inc  
DuGoff Properties, LLC  
7106 Ridgewood Avenue  
Chevy Chase, Maryland 20815  
301.529.4530 mobile

## **DEPARTURE FROM SIGN DESIGN STANDARDS**

### **STATEMENT OF JUSTIFICATION**

The property at 8616 Baltimore Avenue, College Park, MD 20740 is owned by DuGoff Properties, LLC, and is occupied by a tenant, College Park Car Wash, Inc. As part of the State Highway Administration improvements to Route 1, a 7' strip of land has been taken by the State of Maryland, which includes the existing freestanding sign. Application is made for a Departure from Sign Design Standards to replace that sign with a smaller freestanding sign.

The old sign is about 21' tall, 6' wide and 11.5' high or about 69 square feet on each face. It is in two sections: the upper is about 6'x6' and shows the logo of the car wash. The lower panel is about 5'x6' and includes a message board with changeable letters. The proposed sign is more than 20% smaller and will be a total of 54.4 square feet and about 17.5 feet tall. The sign cabinet will be about 7.5' high and 7.3' wide and will include 2 sections, the upper section will show the logo and name of the tenant and the lower will have an LED electronic display board.

College Park Car Wash has used the message board to promote University of Maryland athletics, for both men and women's sports. It has also used the message board to promote an annual fundraising event for the Chesapeake Bay Foundation, "Wash to Save the Bay," which ran in June for 7 years. It has also posted promotional messages such as, "When Your Car Looks Good, You Feel Good," "This Wash is Friendly to the Environment," etc. In recent years, the message board has been used to promote civility, including "Practice Kindness" and "Practice Courtesy". In the last year of the Pandemic, messages have included, "Mask Up, It Matters," and simply, "Mask Up." The new electronic message board would be used in the same manner and would follow the requirement that messages change no more than every 6 seconds. It would also be linked to the system that posts public announcements of public emergencies.

The Applicant has met on site with representatives of the City of College Park and State Highway Administration on three occasions over 3 years to find a place for a replacement sign that is minimally obtrusive, but not blocked by new Pepco poles, and yet still visible to on-coming traffic. The sign is necessary because the car wash building is set very far back from Baltimore Avenue such that it is blocked by the surrounding new buildings that have been built closer to Baltimore Avenue. Without a sign, customers may miss the entrance driveway and then will try to make 2 U-turns, which would be a clearly undesirable situation and will increase the burden of traffic on Baltimore Avenue.

The zoning history of the site includes:

June 12, 1997, Certificate of Occupancy 9683-1995-02

Building Permit CGU- 9683-1995 to build car wash

February 28, 1994, Special Exception for Car Wash & Loading Space waiver, SE-4115/DPLS-168

Departure from Sign Design Standards DSDS No. 321 October 31, 1985, to replace the 1967 era sign which had 2 poles with a new sign on 1 pole, eliminating 1 pole.

August 16, 1967, SE- 1586 to build gas station and car wash

Applicant submits that this application would not be necessary but for the SHA condemnation of the sign. Applicant further submits that the purposes of Section 27-239 will be equally or better served by its proposal; the departure is the minimum necessary given the specific circumstances of the request; the departure is necessary to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in the district. The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

Respectfully submitted,



David A. DuGoff, Manager  
DuGoff Properties, LLC



David A. DuGoff, President  
College Park Car Wash, Inc.

June 2, 2021





**24**  
**HOUR**

*Self-Serve*  
**POWER WAND**

*Touchless*  
**DRIVE-THRU**

**PRACTICE  
COURTESY**

**GOT VAX ?**

**metrobus**

**83 86 C2**

NEXT BUS 202-637-7000 STOP ID NO. WMATA.COM 3002268

17 MT. RAINIER TERMINAL 33360

131

30352

**LEFT  
LANE CLOSED  
1000 FT**



87"

76"

91" x 2.75"

4.5"

13"

90"

COLLEGE PARK



Car  
Wash



Wash to  
Save the Bay

37.5"

120"

PARCEL 63  
THE MARYLAND NATIONAL  
CAPITAL PARK AND PLANNING  
COMMISSION  
LIBR 2527 FOLD 482

PARCEL 143  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
15000 13TH AVE  
BETHESDA, MD 20814

Urea Table		
Code	Remarks	Distances
L1	100% 40-40% 100%	100%
L2	100% 40-40% 100%	100%
L3	100% 40-40% 100%	100%
L4	100% 40-40% 100%	100%
L5	100% 40-40% 100%	100%
L6	100% 40-40% 100%	100%
L7	100% 40-40% 100%	100%
L8	100% 40-40% 100%	100%
L9	100% 40-40% 100%	100%
L10	100% 40-40% 100%	100%
L11	100% 40-40% 100%	100%
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L87	100% 40-40% 100%	100%
L88	100% 40-40% 100%	100%
L89	100% 40-40% 100%	100%
L90	100% 40-40% 100%	10

Census Table						
CAGE	Region	DEPT	AGE	EDUCATION	SEX	STATUS
CT	100.0	100.0	1.0	1.0	1.0	100.0000
CT	100.0	100.0	1.0	1.0	1.0	100.0000

For FPD & TOP Type I INFORMATION Refer to "PLAY FOR SPECIAL EXCEPTION"  
 SERIAL JOB #2119 Drawings 47,552-Y 48,501-Y & 50,001-Y  
 FOR YOUR PROTECTION, CHECK FOR THIS CANCELLATION ON 06-01-77 AND 06-01-78

**Abstract**

UNITED STATES	86
PROPOSED DISTRICT	96
DISTRICT OF COLUMBIA	97-3
PROPOSED NEW DISTRICTS	- 97-1
DISTRICT TOTAL LINE	
PROPOSED TIME FOR LIMIT OF COMPLETION	

OWNER:  
ENCLOSURE PROPERTY INVESTORS JV LLC  
2200 E. 7TH STREET DOWNA PL 33003  
PARCEL A  
STARVIEW PLAZA  
FLAT BOOK PM 278, FLAT NO. 22  
ZONE: M-U-1  
USE: STUDENT HOUSING

[illegible]

2' MINIMUMS CEMENT  
1' CRUSHED STONE BASE (CS-4)  
COMPACTED SUBGRADE

### CONCRETE PAVING SECTION

**FORWARD INSTRUCTIONS**  
DO NOT  
RETURN FORWARD INSTRUCTIONS CURRENT TO  
ORIGINAL ORIGINATOR BY THE MAIL

BALTIMORE AVENUE U.S. ROUTE NO. 1  
VARIABLE WIDTH RIGHT OF WAY

PARCEL 14  
LIDL US OPERATION, LLC



**SITE AND LANDSCAPE PLAN**  
**COLLEGE PARK CAR WASH**  
**LANDS OF**  
**DuGoff PROPERTIES, LLC**  
BERNARD DISTRICT No. 21  
PRINCE GEORGE COUNTY, MARYLAND

OTHER/REPLACED

Duffell Properties, LLC  
Attention: David Duffell  
7105 Ridgeland Avenue  
Cherry Creek, Maryland 20715



4/26/2021 Student Journal of the Franciscan School

1995

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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[illegible]

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BORDER REV. DATE: SEPTEMBER 6, 2017

BY: \$USER\$NAME\$

**CENTURY**  
ENGINEERING  
CONSULTING ENGINEERS - PLANNERS  
10710 GILROY ROAD  
HUNT VALLEY, MD 21031

**streetscapes**  
LANDSCAPE ARCHITECTURE INC.  
212 Canal Street, Grasonville, MD 21638 | 410-827-6316

TREES, SHRUBS, AND PERENNIALS ARE TO BE  
INSTALLED UNDER A SEPARATE CONTRACT  
AND ARE SHOWN AND QUANTIFIED  
FOR REFERENCE PURPOSES ONLY

30' 0 30' 60'  
SCALE: 1" = 30'

REVISIONS

**1** PLAN UPDATE  
9/23/2020  
REMOVED 3 GT  
ADDED 4 LMU



LANDSCAPE ARCHITECTURE DIVISION

US 1 - COLLEGE AVENUE / REGENTS DRIVE  
TO MD 193 (UNIVERSITY BOULEVARD)

STATE HIGHWAY  
ADMINISTRATION

LANDSCAPE PLAN

SCALE 1" = 30' ADVERTISED DATE 9-04-2018 CONTRACT NO. PG6245171

DESIGNED BY DMS COUNTY PRINCE GEORGE'S  
DRAWN BY DMS LOGMILE  
CHECKED BY AJC HORIZONTAL SCALE  
MDE/PRD 17 - PR - 0032 VERTICAL SCALE

DRAWING NO. LD-10 OF 16 SHEET NO. 244 OF 370

Plant List this Sheet			
Qty.	Key	Botanical Name Common Name	Size, Root Comments
Large Deciduous Trees			
7	ARBO2.0	Acer rubrum 'Bowhall' Bowhall Red Maple	2" Caliper, B&B Space 30' OC
1	GT2.0	Gleditsia triacanthos var. inermis Thornless Honeylocust	2" Caliper, B&B Space 30' OC
10	PHBL2.0	Platanus hybrida 'Bloodgood' Bloodgood London Planetree	2" Caliper, B&B Space 30' OC
Medium Deciduous Trees			
7	ABU2.0	Acer buergerianum Trident Maple	2.0" Caliper, B&B or Container Space 30' OC
Small Deciduous Tree			
4	PIO1.5	Prunus incam 'Okame' Okame Hybrid Cherry	1.5" Caliper, B&B or Container Space 10' OC
15	LMU6H	Lagerstroemia x 'Muskogee' Muskogee Crapemyrtle	6' Height, B&B or Container Multi-stemmed, Space 10' OC
2	MF1.5	Malus floribunda Japanese Flowering Crabapple	1.5" Caliper, B&B or Container Space 10' OC
Shrubs			
156	JCES3G	Juniperus conferta 'Emerald Sea' Emerald Sea Juniper	18" Height, #3 Container Space 3' OC
37	PFG3G	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	18" Height, #3 Container Space 3' OC
88	RRZ3G	Rosa 'Radrazz' Radrazz Knockout Rose	24" Height, #3 Container Space 4' OC
Other			
370	CPB	Square Yards of Constructing Planting Beds	
562	TSE	Square Yards of Turfgrass Sod Establishment	

Note: Construction Planting Beds will be installed under a separate contract. Place Temporary Mulch in all areas delineated for Constructing Planting Beds.

Landscape Legend

- Large Deciduous Tree
- Medium Deciduous Tree
- Small Deciduous/Flowering Tree
- Perennials and/or Shrubs
- Perennials and/or Shrubs
- Perennials and/or Shrubs
- Turfgrass Sod Establishment
- Bioretention Meadow Establishment with Perennials
- Short Meadow Establishment
- Brick Paving

Refer to Landscape Summary Sheet for  
landscape notes and details.



[illegible]

8616 BALTIMORE

AVE

COLLEGE PARK

20740

ID NUMBER: 6701-96-S 00

ULIS NUMBER: 96-13-06701 00 S

PRINCE GEORGE'S COUNTY

## SIGN PERMIT

DEPARTMENT OF ENVIRONMENTAL RESOURCES  
DIVISION OF CONSTRUCTION STANDARDS  
COUNTY ADMINISTRATION BUILDING

8/30/96

PROP OWNER : HOMES OIL REALTY III  
DAVID A. DUGOFF, VP  
3305 SHIRLEY LA

CONTRACTOR: DUFF SIGNS INC

6812 MID CITIES AVE  
BELTSVILLE, MD 20705 301-737-6900SIGN OWNER : COLLEGE PK CAR WASH  
3305 SHIRLEY LA  
CHEVY CHASE, MD 20815 301-586-1953

ZONE: C2

SIGN NO: 830317

TYPE OF PERMIT:  
SIGN--REFACE EXISTINGPROPOSED USE:  
CAR WASH SERVEXISTING OR : CAR WASH SERV  
FORMER USE  
WORK DESCRIP: SIGN/GROUND MOUNTED

## LOCATION ON PREMISE:

DIRECTION :  
PLACE :  
DISTANCE FROM : 0  
DIMENSIONS : 11-00X06-00X00-00  
TOTAL AREA SQFT: 66  
PROJECTION IN: 2  
HEIGHT FT: 19SUBDIVISION:  
OWNERSHIP : PRIVATE  
LIBER : 00005  
FOLIO : 471  
ED/ACCT NO: 21/2347102000  
LOT :  
BLOCK :  
TAX MAP : 033NO OF FACES : 2  
EXPIRATION DATE: NONE  
SIGN VALUE \$\$\$: 2,000  
PRINCIPAL STREET FRONTAGE FT: 250  
TOTAL STREET FRONTAGE FT: 250  
BUILDING WIDTH FT: 150  
SPEC EXCEPT :  
PARCEL : 3

PRINCIPLE WORDING : CAR WASH

*St. Will PE*THIS PERMIT IS VOID TWELVE (12) MONTHS FROM DATE ISSUED IF CONSTRUCTION HAS NOT  
STARTED, OR HAS BEEN SUSPENDED OR DISCONTINUED FOR A PERIOD OF SIX (6) MONTHS  
OR UNLESS OTHERWISE INDICATED. CHIEF BUILDING INSPECTOR

INSPECTION AREA: 10

## INSPECTION APPROVALS

BUILDING INSPECTOR		BUILDING INSPECTOR		ZONING ENFORCEMENT	
P&P	-TAK			Approved 12/17/96 J. Hummer #611	

USE REVERSE SIDE FOR ADDITIONAL APPROVALS

# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

7

PGCPB No. 85-362

File No. DSDS 321

Prince George's County Departure from Sign Design Standards Application  
No. 321

Applicant: Homes Oil Realty Company, Inc., of Washington, Agent  
David A. DuGoff, Esquire, Correspondent

Location: The subject property is located on the southwest corner of the  
Baltimore Avenue/Crittenden Street intersection

Request: To erect a freestanding sign less than 10 feet from the prop-  
erty line in accordance with Section 27-616(b)(4) of the Zoning  
Ordinance and to waive the requirement in Section 27-616(b)(1)  
that the main building be set back 40 feet from the street  
line

## R E S O L U T I O N

WHEREAS, the applicant is seeking permission to eliminate one of two  
existing freestanding sign poles to construct a new logo and price sign;  
and

WHEREAS, the new signs will require departures from provisions of the  
Zoning Ordinance which limit the location of signs to be at least ten feet  
behind the street line and the requirement that the main building be  
located at least 40 feet behind the front street line; and

WHEREAS, the advertisement of the public hearing was posted on the  
property in accordance with the adopted Rules of Procedures of the Prince  
George's County Planning Board; and

WHEREAS, the technical staff report released October 22, 1985, recom-  
mends approval with conditions; and

WHEREAS, the Prince George's County Planning Board considered the  
technical staff report (Exhibit No. 18) and testimony from the staff and  
applicant at its meeting on October 31, 1985.



beautiful, historic... and progressive

PGCPB 85-362  
File No. OSDS 321  
Page Two

NOW, THEREFORE, BE IT RESOLVED, that Departure from Sign Design Standards Application No. 321 is hereby APPROVED, with the following conditions:

1. The applicant submit for the record a written agreement between the owner and the Department of Environmental Resources as required in Subparagraph 27-616(b)(4)(C);
2. The new signs be erected on the sign pole closest to the street; and
3. All signs on the light poles which abut the front property line be removed.

The site plan is Exhibit No. 4. The approved sign is Exhibit Numbers 5 and 6.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Dabney, seconded by Commissioner Botts, with Commissioners Dabney, Botts, Keller, Rhoads and Yewell voting in favor of the motion, at its regular meeting held on Thursday, October 31, 1985, in Upper Marlboro, Maryland.

Thomas H. Countee, Jr.  
Executive Director



By: Robert D. Reed  
Community Relations Officer

THC/RDR/JJ:pr





8-25  
Department of the State and Local Government  
Planning and Development  
College Park, Maryland  
City of College Park

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
County Administration Building

TECHNICAL STAFF REPORT

Council Hearing Room  
First Floor  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Planning Release Date: 11/22/85  
Release Date: 11/24/85  
(See Note)

TO: The Prince George's County Planning Board  
FROM: The Technical Staff

NOTE:

The Planning Board is requested to make the final decision on the proposed sign design standards application. The Board is requested to make the final decision on the proposed sign design standards application. The Board is requested to make the final decision on the proposed sign design standards application.

The Board is requested to make the final decision on the proposed sign design standards application.

SUBJECT: Departure from Sign Design Standards Application No. 820

Date Filed: 7/15/85

Applicant: Homes Oil Company, Inc. of Washington, D.C.

Homes Oil Company, Inc. of Washington, D.C.

David A. Hoffman, President, Homes Oil Company, Inc.

Request: To depart from the sign design standards application. The Board is requested to make the final decision on the proposed sign design standards application. The Board is requested to make the final decision on the proposed sign design standards application. The Board is requested to make the final decision on the proposed sign design standards application.

**RECOMMENDATION:**

**APPROVAL, with the following conditions:**

- (1) The applicant submit the written agreement between the owner and the Department of Environmental Management as required in Subparagraph 27-616.01(2).
- (2) The new signs be erected on the sign pole farthest from the street, and
- (3) All signs on the light poles which abut the front property line be removed.

**ii. Application Data:**

- A. **Location** - The subject property is located on the west side of Baltimore Avenue between Remondet Street and Belvoir Road in College Park, Maryland.
- B. **Property Address** - 8616 Baltimore Avenue.
- C. **Municipality** - City of College Park.
- D. **Area** - 0.65+ acres.
- E. **Frontage** - 251.5+ feet on the west side of Baltimore Avenue.
- F. **Right-of-Way** - 100+ feet; the right-of-way is proposed for Baltimore Avenue.
- G. **Zoning** - B-2 (Business) Zone.
- H. **Historic Sites** - None affected.

**iii. Field Inspection**

The subject property contains a one-story gas station, a car wash and six pump islands. A freestanding sign is located about 12 feet from the curb on Baltimore Avenue.

**Surrounding Uses:**

**North** - Neighborhood shop and gas stations.

**East** - Major road intersection.

**South** - Convenience stores and restaurants.

**West** - University of Maryland.

### III. Nature of the Request:

The applicant is seeking permission to use one of two existing free-standing sign poles for a new logo and name sign. The new signs will require departures from provisions of the Zoning Ordinance which limit the location of signs to be at least ten feet behind the street line and the requirement that the main building be set back at least 40 feet behind the front street line.

### IV. Discussion:

#### A. Section 27-616(b)(1) requires that:

- (1) In all Commercial and Industrial Zones (except the I-3 Zone), the signs shall only be located on property where the main building associated with the sign is located at least ten feet behind the street line.

The proposed sign is located on the subject property at least 25 feet behind the street line.

#### B. Section 27-616(b)(4) requires that:

Notwithstanding any other provisions of this Subtitle addressing setbacks and yards, in all Commercial and Industrial Zones (except the I-3 Zone), the signs need only be located ten (10) feet behind the street line. Where the street line is situated behind the subject existing street right-of-way line, notwithstanding any other provisions of this Ordinance, the sign shall be located on the subject property at least ten feet behind the street line.

- (1) The land area involved was not seen and is not in the process of being acquired for street purposes.
- (2) The sign is located at least ten feet behind the existing street right-of-way line.
- (3) A written agreement between the owner and the Department of Transportation has been executed and the sign is located on the subject property at least ten feet behind the street line.

The existing freestanding sign is located in the proposed right-of-way, only four feet behind the existing street line. The existing sign includes a business identification sign which rests atop two 20+ foot poles and price signs which are situated between the two poles. The applicant proposes to eliminate one of the poles and put a new business identification and price sign on a single (existing) pole. The new identification sign will be approximately 36 square feet and the price sign will be about 30 square feet (see attachment). These signs are well within the maximum size (68.5 square feet permitted at one square foot for each four feet of linear frontage or 50 square feet of additional area can be used for price identification). The site has 274+ feet of frontage. The subject use was constructed nearly 20 years ago, which is prior to the existence of both the proposed 100 foot right-of-way and the sign standards in effect today. The applicants have agreed to remove the sign at their own expense if Baltimore Avenue is to be widened, but have not included a written agreement between the owner and the Department of Environmental Resources as required in Subparagraph 27-616(b)(4)(c). The State Highway Administration has reviewed the request and has indicated that there is no particular problem with the proposed location of the sign at this time.

The subject property was within a special treatment area as delineated in the Adopted Special Treatment Plan for I-95 Route 1-College Park (April 8, 1973). This Plan describes the commercial strip along Route 1, calling attention to the overhead utility lines, overabundance of signs and inadequate landscape planting. The guidelines for this area recommend its development "as a unified system of village-type uses having a unified landscaping and facade plan".

The staff feels that the signs presently on the subject property contribute to the problem described in the Special Treatment Plan. During a visit to the subject property, the staff noted additional signs posted on the light poles on the subject property which invite customers to use various credit cards. These signs are in violation of the Sign Regulations of the Zoning Ordinance and should be removed.

The staff feels that the new signs proposed in this application will be an improvement and will help reduce the visual chaos that exists on Route 1. In the staff's opinion, the signs should be set back from the street as far as possible. If one of the two existing sign poles is to be eliminated, the sign pole closest to the street should go. The staff recommends APPROVAL of D-S-D-S No. 321, subject to the following conditions:



(10) The applicant submit a written agreement to the Planning Board between the owner and the Department of Environmental Resources as required in Subparagraph 27-616(b)(4)(c);

(2) The new signs be erected on the pole farthest from the street; and

(13) All signs on the major poles which abut the front property line be removed.

D.S.D.S. 321

SECTION 27-611-650

EXISTING ZONE C-2

PLANNING AREA 66

R-55

R-R

A-5923  
R-10

RT 193

R-R

R-55

HOLY  
REDEEMER  
SCHOOL

R-55

Zone Map 18  
Scale: 1"=400'  
Adopted: 1949  
TAX MAP: 23

Par. A  
C-2

A-4780  
C-2

A-5915

NAVY

ISLAND





**HOMES OIL COMPANY, INC.**

4501-C Forbes Boulevard  
Lanham, Maryland 20706  
(301) 731-2800

December 16, 1985

Mr. Bill Brown  
Zoning Enforcement Officer  
Zoning Enforcement/Property Standards  
Department of Environmental Resources  
County Services Building  
Hyattsville, Maryland 20781

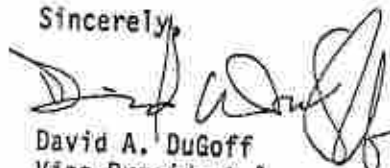
Re: Gas Station: 8616 Baltimore Boulevard  
College Park, Maryland  
DSDS No. 321: Approved by the Prince George's County  
Planning Board of The Maryland-National  
Capital Park and Planning Commission  
Hearing held: October 31, 1985  
Resolution adopted: November 5, 1985

Dear Mr. Brown:

Homes Oil is replacing the sign with a new logo and design. Since the original sign permit was issued, the existing poles are within the proposed right of way. We intend to utilize one of the existing poles and remove the other; and replace the old sign boxes with new boxes. A copy of the new sign is enclosed.

We agree to remove the new sign boxes in the event the land is taken for public purposes.

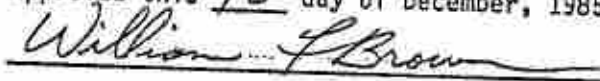
Sincerely,



David A. DuGoff  
Vice President &  
General Counsel

Enclosures  
DD:bc1

Approved this 16 day of December, 1985

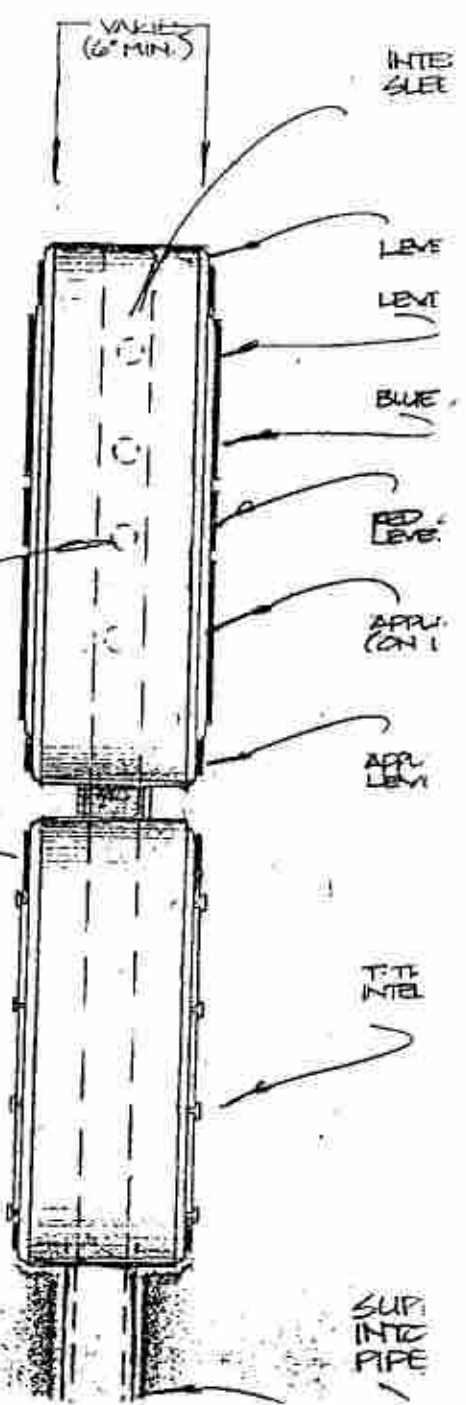






Self-Serve Cash & Credit

REGULAR	.99	9/10
UNLEADED	1.05	9/10
DIESEL	1.15	9/10



6'-0"

RADIUS CORNERS

14"

5'-0"

INTERCHANGEABLE PANELS WITH BLUE COPY

APPLIED RED INLINE

APPLIED BLUE ACRYLIC

RED ACRYLIC APPLIED

VACUUM FORMED LEVEL 1

LEVEL 2

LIGHTING VARIES WITH EACH INSTALLATION

BLUE BACKGROUND WITH WHITE COPY

INTERCHANGEABLE PANELS WITH RED NUMBERS

11" NUMBERS

RED APPLIED INLINE

INTER SLEE

LEVEL

LEVEL

BLUE

RED LEVEL

APPL CON 1

APPL LEVEL

TELE

SUP INTO PIPE

1015 BALTIMORE

AV

COLLEGE PARK

20740

ID NUMBER: 9180-45-3 00

PRINCE GEORGE'S COUNTY

SIGN PERMIT

DEPARTMENT OF ENVIRONMENTAL RESOURCES  
DIVISION OF CONSTRUCTION STANDARDS  
COUNTY ADMINISTRATION BUILDING

12/26/85

1015 BALTIMORE JAMES OIL REALTY CO INC  
270 SUITE 300 JACOB HOMES BLVD  
7325 EASTERN AVE NW  
WASHINGTON, DC 20012  
1015 BALTIMORE JAMES OIL CO  
1501 HOMES  
LANHAM, MD 20706

CONTRACTOR: ART DISPLAY  
BARBARA SIMON, PRO MGR  
2315 18TH PL  
WASHINGTON, DC 20018 202-529-3834

BLV  
40 20706

301-

ZONE: C2

SIGN NO: S21872

TYPE OF PERMIT  
1015-NEW

PROPOSED USE:  
AUTOMOBILE FILLING STATION

EXISTING OR : AUTOMOBILE FILLING STATION  
FORMER USE  
WORK DESCRIP: SIGN/GROUND MOUNTED

PROPERTY  
INTEREST : PRIVATE  
LSE : 3000  
LSE : 400  
LSE : 20740-20740-20740  
LSE :  
LSE :  
LSE : 20740

NO OF FACES : 2  
EXPIRATION DATE: NONE  
SIGN VALUE \$51  
PRINCIPAL STREET FRONTAGE FT: 252  
TOTAL STREET FRONTAGE FT: 252  
BUILDING WIDTH FT: 60  
SPEC EXCEPT :  
PARCEL : 3

6,300  
252  
60

LOCATION ON PREMISE:  
DIRECTION : NORTH  
PLACE : FRONT  
DISTANCE FROM : 0  
DIMENSIONS : 06-00X11-00X00-00  
TOTAL AREA SQFT: 66  
PROJECTION IN: 0  
HEIGHT FT: 25

PRINCIPLE BUILDING : JAMES OIL LOGO PRICES

*Arthur W. Brown*  
CHIEF BUILDING INSPECTOR

12/26/85

INSPECTION APPROVALS

BUILDING INSPECTOR  
BLV BSN

-LKN

BUILDING INSPECTOR

ZONING ENFORCEMENT

DISTRICT COUNCIL FOR PRINCE GEORGE'S COUNTY, MARYLAND

MEETING PROPOSAL NO. 338 1967

ZONING RESOLUTION NO. 338 1967

To grant a special exception to the Zoning Regulations for the Maryland-Washington Regional District of Prince George's County.

WHEREAS a petition for a special exception to the Zoning Regulations has been filed by Homes Oil Realty Company, Inc., Owner,

to use the property known as 8616 Baltimore Boulevard, College Park, located one block south of Greenbelt Road, further identified as the Hesseick Tract, Berwyn District,

in the C-2 zone for the purpose of an automobile filling station (remodeling and enlargement of existing station), be approved, in accordance with plans submitted.

WHEREAS after public hearing the County Commissioners for Prince George's County, sitting as the District Council of the Maryland-National Capital Park and Planning Commission, has found that the proposed use is in harmony with the purpose and intent of the general plan for the physical development of the District, and will not affect adversely the health and safety of the residents or workers in the area and will not be detrimental to the use of development of adjacent properties or the general neighborhood,

SECTION 1. Be it resolved by the County Commissioners for Prince George's County, sitting as the District Council of the Maryland-National Capital Park and Planning Commission. That the special exception as requested be and it is hereby granted.

SECTION 2. And be it further resolved, That this resolution shall take effect from the date of its adoption.

ADOPTED THIS 16th DAY OF August 1967

COUNTY COMMISSIONERS FOR PRINCE GEORGE'S COUNTY,  
MARYLAND.

ATTEST:

*James M. Smith*

CLERK

BY

*Donald H. Johnson*

PRESIDENT

SE 1586

SPEC. EXCEPT. NO. 1586

DIST. COUN. ACTION Approved

DATE OF ACTION 8/16/67

APPLICATION FOR SPECIAL EXCEPTION

PRINCE GEORGE'S COUNTY, MARYLAND

July 12 1967

Monon Oil Refining Company, Inc.

owner hereby makes application for permission to use for the purposes

Antique Filling Station (525-3171)  
of Antique Filling Station (525-3171)  
Antique Filling Station

the premises of 6416 Matthews Highway, College Park

located one block south of Hillside Road

Further described as: Masonic Temple District

District, 1st Precinct, Prince George's County, Maryland

By Certificate of Approval of July 1, 1967

Now Zoned

Monon Oil Refining Company, Inc.

James H. Hines, President

6225 Main Road, N.E.

Washington, D.C. 20011

Tel. 9-6500

Telephone number of applicant

APPROVED AS  
J. F. Hines  
County Atty.

RECEIVED  
JUL 12 1967  
CO. COMMRS. FOR  
PR. GEO'S CO., MD.

SE 1586



LETTER TO THE EDITOR

RESISTANCE TO STRESS  
1.6451 MEAS

APR 1962  
IN PROGRESS  
BY STATE ROAD  
(CA. 1962 BRIDGE)

Notes

1. Side does not cut the side  
of lot, or the rear line thereof.

2 Site Inst. with 10 feet

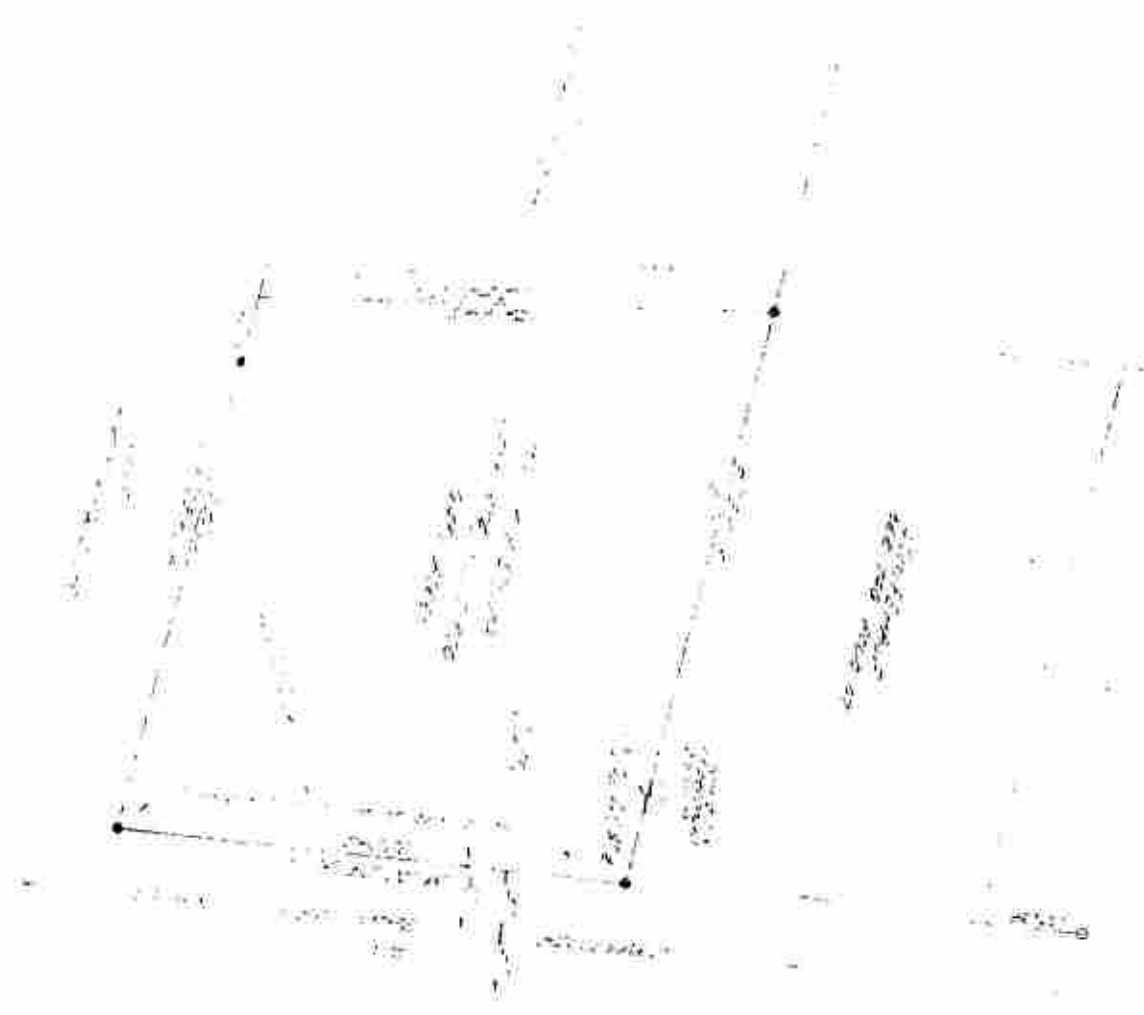
50'	0'	50'	100'
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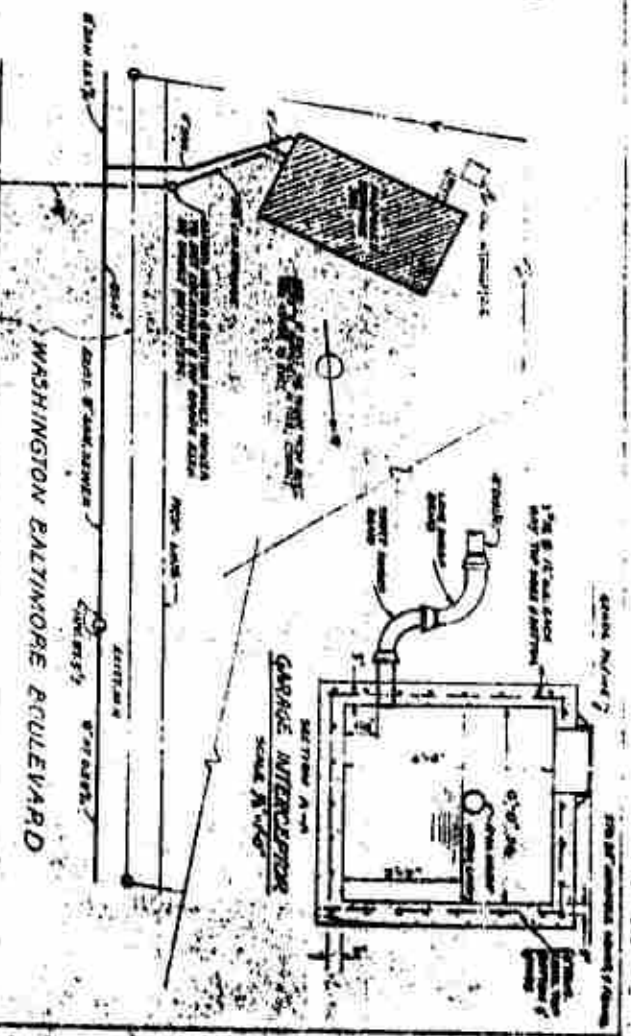
10/10/1914

DEAT OF SNEYER  
HESKICK TRACT

ADDRESS: ADDRESS =  
FARMER, ADDRESS ONLY

SE 1586



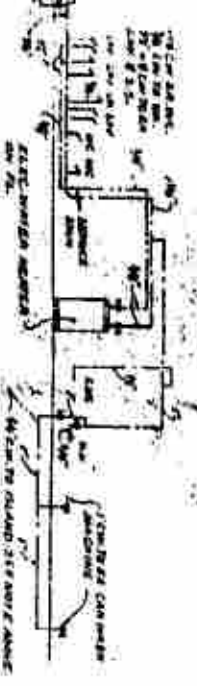


### PARTIAL SITE PLAN

ENTER 14 ON READER SERVICE CARD

WASHINGTON BALTIMORE BULLEVARO

13.000 12.000 11.000 10.000 9.000 8.000 7.000 6.000 5.000 4.000 3.000 2.000 1.000 0



WALKER  
AND SCARLETT



DO NOT WRITE IN THESE SPACES

SE/586

☐ SPECIAL DELIVERY  
ARCHIVE  
☐ REGISTERED MAIL  
POSTAGE AND FEES GUARANTEED  
NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE UNITED STATES





BOLLIVARD SECURITY - NO. 9115557.

SE/586

[illegible]







S- 30317

PRINCE GEORGE'S COUNTY

S- 30318

PRINCE GEORGE'S COUNTY

S- 30319

PRINCE GEORGE'S COUNTY



## FINANCIAL HARDSHIP WAIVER REQUEST

I/We DuGoff Properties, LLC

of the property known as 8616 Baltimore Avenue, College Park, MD 20740

The Application for a DSDS arises because the State Highway Administration condemned a portion of the property, including the freestanding sign.

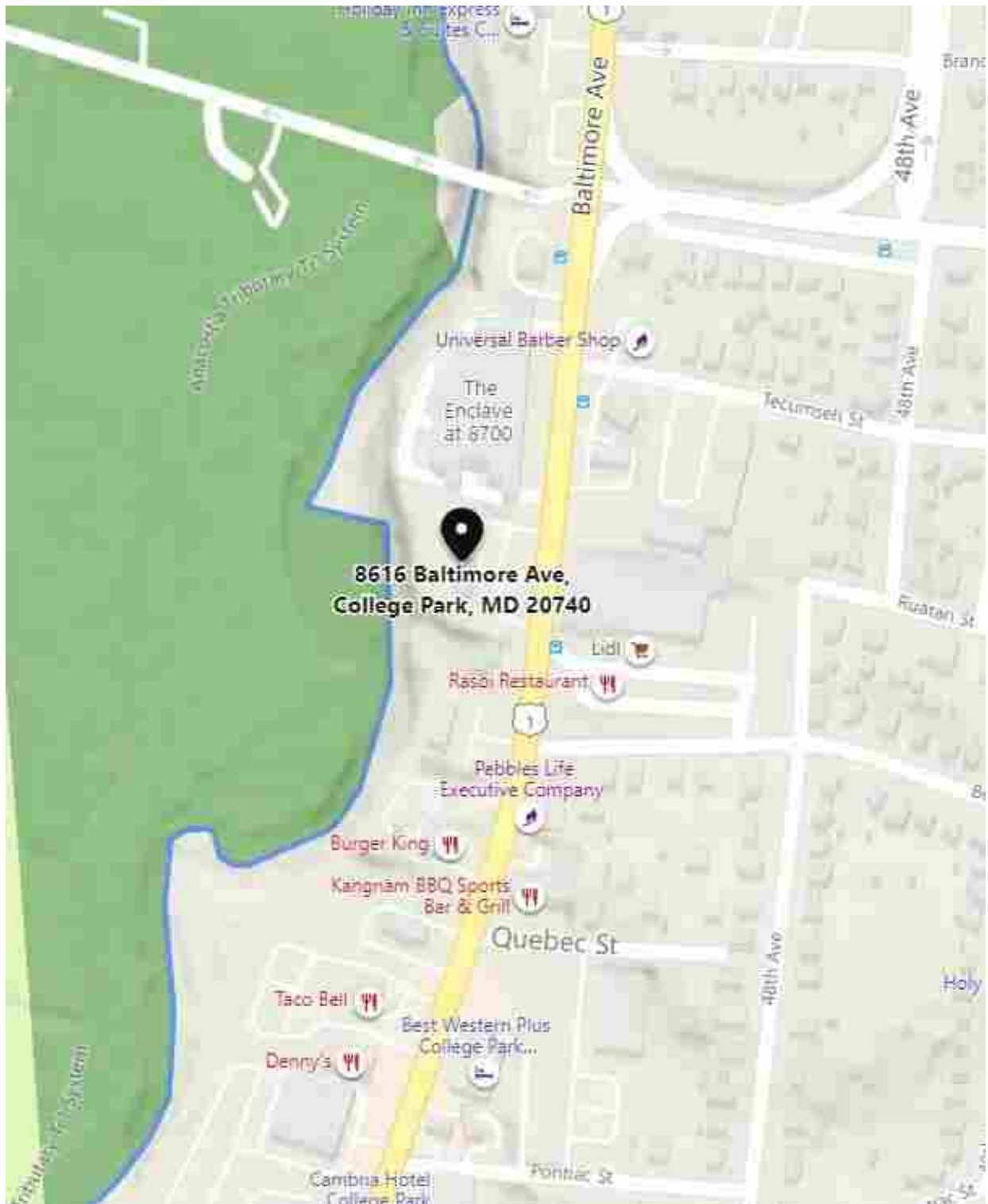
Signature of Applicant  
David A. DuGoff, Manager

Action of the College Park Advisory Planning Commission ☒ APPROVED ☐ DENIED

Signature of Chair, APC

Date \_\_\_\_\_

### Exhibit 3. Location Map







**Exhibit 5. Aerial Photograph**



## Exhibit 6



A: Subject Sign, 8616 Baltimore Avenue



B: Proposed Sign Location by entrance



C: Travelling South Limited Visibility of Business



D: Car Wash Structures